

DAVIE AGRICULTURAL ADVISORY BOARD
JULY 10, 2001
7:30 P.M.

1. ROLL CALL

The meeting was called to order at 7:38 P.M. Board members present were Chair Julie Aitken, Vice-Chair Jason Hurley (arrived at 7:45 p.m.), Barbara Spiece and Delia Alonso. Also present was Board Secretary Jenevia Edwards recording the meeting. Thaddeus Hamilton was absent.

2. DISCUSSION

Chair Aitken indicated that item 2.4 would be taken out of order.

2.4 Chair Aitken informed the Board that deleting 12-34(B) was on the next Town Council agenda. She suggested that each Board member make a presentation to Council identifying the discrepancies that existed in the ordinance. However, Chair Aitken volunteered to make the presentation since she was more familiar with the legal aspects of the issue. A specific example was the anti-pig ordinance that prohibited the ownership of pigs. However, farmers could not be prohibited from owning pigs. She felt a distinction needed to be made between private residence and farms, i.e. those who lived in Forest Ridge could be prohibited from owning pigs. Chair Aitken made a recommendation to highlight the conflicts with the farm ordinance previously overlooked, and propose that they be stricken to allow the Council to align the ordinance with State law. The presentation would emphasize the importance of keeping the rural character of Davie and that this objective could not be successful if farms were abolished. Chair Aitken agreed to include in her presentation a brief overview of the law and to provide a "tie-in" with the objective of rural character preservation that would include examples.

Ms. Alonso made a motion, second by Ms. Spiece, to have Chair Aitken present Council with the reason for deleting the ordinance 12-34(B). In a voice vote, with Vice-Chair Hurley and Mr. Hamilton absent all voted in favor. (**Motion carried 3-0**)

2.1 Definition of "Rural Character" as it Pertains to Dave

Ms. Alonso presented information that she obtained from the Internet which provided definition of the term rural. In contrast, she provided definitions for the terms city, suburb, urban, town, and country. It was suggested that public hearings and workshops on rural preservation were needed. Chair Aitken emphasized the importance of the Board reaching a consensus on the definition of rural character.

Ms. Alonso also cited a web site of a Florida architectural firm that referenced a variety of architectural styles in Florida including Caribbean and Mediterranean. She emphasized that this could be a good source to develop ideas of floor plans for builders. Ms. Alonso mentioned Councilmember Starkey's objection to this process because of the subjectivity in the evaluation process. Chair Aitken stressed that this was the reason the Board must create a draft of the definition of rural character, so that there was consensus. It was pointed out that rural meant different things to different people; not necessarily farm. Chair Aitken added that it was important to remember that everything rural did not have to mean farm. There was discussion concerning what appeared to be anti-development by the Town. She expressed the opinion that though development could not be stopped, an attempt could be made to steer it so that it was

DAVIE AGRICULTURAL ADVISORY BOARD

JULY 10, 2001

compatible and looked rural. She added that developers legally could not be stopped from building houses and making profits, but the Town could enact legislation that would ensure that they construct buildings that were compatible with the style of existing buildings.

Ms. Spiece interpreted rural character as open space instead of a cluster of developments and in close harmony with nature.

Chair Aitken referred to State law in reference to rural character, in the state of Washington. The law included open space, natural landscape and vegetation, wildlife habitat, traditional look, natural water areas. She expressed that when developers build, they could create these types of environments. Ms. Alonso added that Connecticut also had an ordinance to preserve the rural character of the state.

Ms. Spiece pointed out that there was also a discrepancy with who would be responsible for the maintenance of the open space. Chair Aitken added that there was discussion that if the developers allowed public access, the homeowners association and the Town could share in the cost of maintenance.

Chair Aitken indicated that in the existing ordinance, there was a provision for rural ranches. However, there were currently no rural ranches in existence and she explained that this was done in anticipation of annexing Sunshine Ranches. The ideal regulation would be one house per two and a half acres. She stated that the Town could offer incentives to developers to create this type of development.

Ms. Spiece suggested that local developers be invited to participate in a workshop where they and the Town could share ideas and suggestions. The Board would be able to have dialogue with them on how they could make money and still achieve the Town's goals. She added that the Board should also verify that the Building Division was aware of the Zoning in Progress.

2.3 Continuation of Suggesting Ideas for Rural Preservation Regulations

Chair Aitken reemphasized the importance of agreeing on the definition of rural character and suggested the Board construct a definition that incorporated all the points previously identified, including the terms open spaces, natural landscapes, compatible with wildlife, natural surface waters, nearby farmland, inviting entrances, traditional looking communities, and equestrian environment.

2.2 Negative Traits of Developer-built Towns to Avoid for Future Residential Development of Davie

Chair Aitken advised that she had interviewed a 13-year-old girl who lived in Weston, to obtain a different perspective. The negative traits she identified included everything looking the same, it was manicured and artificial, and it was segregated and induced divisiveness. Chair Aitken also cited an article in a March 2001 issue of the St. Petersburg Times that interviewed a major town developer in Miami. The thrust of the article described traditional neighborhood development. She added that in 1996, Broward County had an agricultural study done because they began to get concerned with preserving agriculture. A survey was sent to every municipality to see what they were doing to preserve their agriculture and future plans and Weston had responded that it had no intention of preserving agriculture.

DAVIE AGRICULTURAL ADVISORY BOARD
JULY 10, 2001

Ms. Spiece urged the Board to be careful not to create excessive restrictions that would distort the purpose, which was to preserve the rural character. As long as developers were in compliance with Town Code regarding rural preservation, the Board should not get involved in regulating the architectural style of houses.

Chair Aitken expressed the opinion that she thought that the Board could and should require that residences be built in a traditional American style from a certain era. Developers would then be free to choose any type house from this era.

Vice-Chair Hurley mentioned that he was to make a 12-15 minute presentation to the Community Relations Advisory Board on behalf of the farmers, for the preservation of land from development. The presentation was scheduled for the July 23rd meeting and would include both history and law.

2.4 Presentation to Council for First Reading of Ordinance Deleting 12-34(B)
 This item was discussed earlier in the meeting.

3. OLD BUSINESS

There was no old business to discuss.

4. NEW BUSINESS

There was no new business to discuss.

5. COMMENTS AND/OR SUGGESTIONS

Ms. Alonso asked how quickly the Board could prepare the definition of rural character, as time was of the essence because of the Zoning in Progress deadline.

Chair Aitken agreed to fax a rough copy of the definition to everyone so that they could be prepared to discuss and come to consensus at the next meeting. Vice-Chair Hurley reminded that there must be a quorum to officially discuss the issue. Chair Aitken reviewed the next meeting's agenda.

Ms. Spiece suggested that Chair Aitken report to the Board on her presentation to Council.

Chair Aitken asked that Mr. Hurley provide feedback on his meeting with the Community Relations Advisory Board.

6. ADJOURNMENT

Ms. Alonso made a motion, seconded by Ms. Spiece, to adjourn the meeting at 9:25 p.m. In a voice vote, with Mr. Hamilton absent, all voted in favor. **(Motion carried 4-0)**

Date Approved

Chair/ Board Member

